

**INTER-OFFICE COMMUNICATION
PALM BEACH COUTNY
DEPARTMENT OF PLANNING, ZONING AND BUIOLDING**

TO: Interested Parties
FROM: F. Alan Seaman, Senior Site Planner
DATE: Thursday, May 16, 2002
RE: Results of May 16, 2002, Board of Adjustment Hearing

Please find attached the result of the Board of Adjustment hearing held on May 16, 2002.

If you have any questions, please contact me at (561) 233-5223 of the Board of Adjustment Secretary, Juanita James at (561) 233-5088.

LPM/jj
Attachment

Result List
Board of Adjustment
05/16/2002

BA 2002-020

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-020	7.3.F.2 Site Development Standards: Right-of-way buffer 2102 Vista Parkway, WPB, FL 33411	20	15	5

Approved with Conditions

- Condition*** The development order for this particular variance shall lapse on May 16, 2003 one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. DATE: MONITORING-Zoning
- Condition*** No comment
- Condition*** The final site layout of the Vista Center of the Ice Center shall be consistent with BA Site Plan, Exhibit 9, and all BA conditions of approval. (ONGOING)
- Condition*** By February 15, 2003, the applicant shall provide the Building Division with a copy of the Board of Adjustment Result Letter, a copy of the certified DRC Site Plan, and the building permit application. (DATE: MONITORING-BLDG PERMIT)
- Condition*** By May 16, 2003, the applicant shall obtain a building permit for the proposed renovations in order to vest the right-of-way landscape buffer variance approved pursuant to BA2002-020. (DATE: MONITORING-BLDG PERMIT)

Result List
Board of Adjustment
05/16/2002

BA 2002-025

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-025	6.5G.4 Property Development Regulations: Rear setback	10	3.4	6.6

18045 Rhumba
Way, Boca Raton,
FL 33496

Approved with Conditions

Condition The development order for this particular variance shall lapse on May 16, 2003 one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring DATE: MONITORING-Zoning

Condition No Comments

Condition By December 16, 2002, the applicant shall provide the Building Division with a copy of the Board of Adjustment Result letter and a copy of the site plan presented to the Board, simultaneously with the building permit application. (DATE MONITORING BLDG PERMIT: BLDG)

Condition By March 15, 2003, the applicant shall obtain a building permit for the proposed addition in order to vest the variance approved pursuant to BA2002-025 (DATE:MONITORING-BLDG PERMIT)

Condition By May 16, 2003, or prior to the issuance of the final Certificate of Completion of the addition in the rear yard, the applicant shall contact the Zoning Division for a landscape inspection. The Board of County Commissioners (BCC) Petition 94-48 conditions of approval required a total five (5) natives trees; two (2) in the front yard and three (3) in the rear yard landscape buffer easement. The trees must be fourteen (14) feet high with 3.5 inches trunk diameter measured 4.5 feet above grade. (DATE: MONITORING-ZONING-LANDSCAPE)

Condition The required trees per condition # 4 along the rear property shall be maintained in accordance to Article 7-3H of the Unified Land Development Code. Removal of the trees may result in revocation of the rear setback variance. (ONGOING)

Result List
Board of Adjustment
05/16/2002

BATE 2002-026

Agenda Item	Code Section	Required	Proposed	Variance
BATE 2002-026	5.7.H.2 Time Extension to allow time ext. for the following: A 12-month time extension for Condition #4 that required applicant to obtain a building permit by April 21, 2002 5218 Pennock Point Road	April 21, 2002	April 21, 2003	12-month

Approved with Conditions

- Condition** The development order for this particular variance shall lapse on June 21, 2003 one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. DATE: MONITORING-Zoning
- Condition** No comment
- Condition** The property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application. (BLDG PERMIT: BLDG)
- Condition** By September 21, 2001, the applicant shall amend the Site/Subdivision Plan for Estates at Pennock Point (Petition Z2000-101) to reflect the preserve area as shown on BA 2001-46, Site Plan, Exhibit 24, in the BA Petition File. The BA conditions of approval shall also be shown on the certified Site/Subdivision Plan. (DATE: ZONING-DRC) COMPLETED IN SEPTEMBER
- Condition** By April 21, 2003, the applicant shall obtain a building permit for one of the 6 single family dwelling units in order to vest the development order for the frontage variance, BA2001-46. (DATE: MONITORING-ZONING-BA) Is hereby amended to read: By April 21, 2003, the applicant shall obtain a building permit for one of the 6 single family dwelling units in order to vest the development order for the frontage variance, BA2001-46. (DATE: MONITORING-ZONING-BA)
- Condition** The native oak habitat delineated on BA Site Plan, Exhibit 24, shall be preserved according to established practices and requirements of the Department of Environmental Resource Management. All precautions shall be taken during the construction phases of the infrastructure and dwelling units to ensure the oak habitat survives. Any destruction of native trees shall be subject to replacement and penalties according to Article 7.3 and Article 14 of the ULDC. (ONGOING-ZONING-ERM)
- Condition** By October 21, 2001, the applicant shall provide the Zoning Division, BA Staff with a copy of the Preserve Management Plan, submitted to ERM. This frontage variance was justified to preserve the existing oak habitat, therefore, assurance must be guaranteed by the current and future property owner's that the trees are preserved in perpetuity. (DATE: ZONING-BA) SEE DRC FOR COPY OF PLAN AND BA FILE